

CITY OF LOS ANGELES

Sylmar Neighborhood Council

CALIFORNIA

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LAND USE COMMITTEE CHAIR
George Ortega

SNC Secretary: David Levin

SYLMAR NEIGHBORHOOD COUNCIL

DATE: September 19, 2008

**Re: Case No: CPC-2007-4200-GPA-ZC
& ENV-2007-3088-MND**

**PLAN AREA: SYLMAR
CD 7**

Dear Zoning Administrator,

The Sylmar Neighborhood Council Land Use Committee opposes granting a General Plan Amendment and Zone Change for a 25-unit small lot subdivision on the 38,997 square foot property at 13200 Gladstone Avenue. There was a presentation to the committee of the plans on May 12, 2008. It was denied approval without prejudice, but no other presentation has been made. The grounds for denial are that this represents an expansion of multi-family zone and it is the position of this committee not to grant increases in zoning if there is no approved zoning map or community plan in place. There is also a negative impact to the existing equestrian uses neighboring the property. We have also not seen an acceptable small lot subdivision design yet. This particular proposal is lacking in access and turning radius to parking. Therefore, we respectfully request the General Plan Amendment and Zone Change be denied.

Respectfully,

George Ortega
Director - Sylmar Neighborhood Council
Chairperson – Land Use Committee